

**Lyndon Development & Review Board
Dec. 17, 2015 Minutes**

Members	Public Official	Press	Public
Jon Prue Craig Weston Jen Gould out 8:02 Peter Morrissette Dave Keenan Dave Cobb Brandon Carpenter	Laurie Willey Kaela Gray		Kathryn Leahy Mark Leahy Stanley Langmaid Sylvia Langmaid Caleb Temple Caitlin Temple Jacob Simpson Wanita Gardner

Mr. Morrissette called the meeting to order at 7:00 PM and advised there were 2 warned items on the Agenda.

Mr. Morrissette gave a brief explanation of the process to the forum by explaining they would hear the presentation by the applicant, and questions would be asked by board members, as well as members of the public. Mr. Morrissette advised after all comments and questions were finished, the board would discuss and make the final decision in deliberative session. The applicant could choose to stay and wait outside the Conference Room to hear the decision or wait to contact the Zoning Administrator the next morning. Mr. Morrissette advised if the application was approved, there would be a 30-day appeal period, and if the applicant proceeded with their project before the 30-days were up, they would do so at their own risk. Mr. Morrissette noted anyone present seeking interested party status would need to be sworn in as well as applicants.

2015-109: Simpson-Temple Properties LLC is proposing to construct and operate a twenty-five site campground and event space barn at their property located at 695 Town Farm Road. A campground is a Conditional Use in the rural residential district under section 3.1.2.11. An event space is also a Conditional Use as “other” under section 3.1.2.20. The Application requires Conditional Use approval under Section 4.2.2 and site plan approval under section 9.1 of the Lyndon Zoning Bylaws.

Caleb Temple and Jacob Simpson were present to explain the permit. Mr. Temple noted the permit consisted of three phases, and tonight they would only be asking for approval of phase one, (the Event Barn).

The Event Barn will be a three season rental property to be used for weddings and other functions.

The Event Barn will be 40’ X 80’ and will be of post and beam construction.

The Event Barn will have a maximum allowable capacity of 200 people, but will be advertised as 150 capacity. There will be a minimum of 57 parking spaces.

Mr. Morrisette asked about signage and Mr. Temple noted they would be using the signs that are created and offered by the state.

Craig Weston asked about the wetlands, and Mr. Temple answered they are waiting on permits from the state to further understand what they can or cannot do with the space.

Kathryn and Mark Leahy adjoining land owners were present and voiced several concerns.

Ms. Leahy noted they have a right-of-way that currently has had materials dumped in it. Mr. Temple noted it was only a temporary situation and would see that it was taken care of.

Ms. Leahy went on to express concern of noise from the wedding venues and music. Mr. Temple answered, the music (bands or DJs would be housed inside the barn and would be required to stop playing at 10:00 PM.

Kaela Gray asked if there would be staff on site and Mr. Temple answered one of them would be there to open and close the event.

Ms. Leahy noted she was concerned that people might try and use their deck. The board agreed there was potential for that to happen with or without an event barn. Jen Gould noted boundary notices could be posted.

Stanley Langmaid also an adjoining land owner voiced concerns over the wetlands, and storm water runoff that would flow downhill and possibly pollute the brooks that run through his property. Noting, these brooks provide a water source for his cattle.

Mr. Temple answered, they have some state approved permits, and are waiting for approval on others.

At this time it was noted that Krystal Zaun the next applicant was not present.

2015- 112: Krystal Zaun is proposing to open a day care center located at 37 Pleasant Street. A day care center is a Conditional Use under Section 3.6.2.10, in this commercial zoning district. The Application requires Conditional Use approval under Section 4.2.2., and site plan approval under section 9.1 of the bylaws.

Hearing no further questions from the board a motion to go into deliberative session at 7:39 PM with Kaela Gray present was made by Jon Prue, seconded by Jen Gould and the vote carried 6-0-1 with Jen Gould leaving before meeting concluded.

A motion to come out of deliberative session at 8:13 PM was made by Jon Prue, seconded by Brandon Carpenter and the vote carried 6-0.

A motion to approve the amended permit of Simpson-Temple Properties LLC to include only the event space with the following conditions was made by Jon Prue, seconded by Brandon Carpenter and the vote carried 6-0.

1. Music must be off by 10:00 PM
2. Guests must be out by 11:00 PM
3. Simpson-Temple staff person must be on-site during event
4. Music must remain in the building
5. Vehicles shall not park on the road
6. R.O.W. must be maintained unblocked at all times
7. The operating season will be mid-May to mid-Oct.
8. All alcohol consumed on-site must be served by a licensed vendor
9. Parking must meet the requirement of 1 space for every 3 persons.

A motion to postpone the Krystal Zaun application was made by Jon Prue, seconded by Brandon Carpenter and the vote carried 6-0.

At this time the board moved on to other business.

A motion to authorize Kaela Gray to write a letter approving the location of Andy Mitchell's salvage yard from permit 2006-73 was made by Dave Keenan, seconded by Jon Prue and the vote carried 6-0.

A motion to approve the Village Sport Shop Notice of Decision was made by Jon Prue, seconded by Craig Weston and the vote carried 4-0.

A motion to approve the Nov. 5, 2015 minutes was made by Jon Prue, seconded by Brandon Carpenter and the vote carried 4-0-2 with Peter Morrisette and Dave Keenan abstaining.

A motion to approve the Nov. 19, 2015 minutes was made by Jon Prue, seconded by Craig Weston and the vote carried 4-0-2 with Dave Keenan and Brandon Carpenter abstaining.

A motion to approve the Bonnie & Clifton Little Notice of Decision was made by Jon Prue, seconded by Brandon Carpenter and the vote carried 4-0-2 with Peter Morrisette and Dave Keenan abstaining.

A motion to approve the Douglas Bandy Jr. Notice of Decision was made by Jon Prue, seconded by Brandon Carpenter and the vote carried 4-0-2 with Peter Morrisette and Dave Keenan abstaining.

A motion to approve the ABFB Corp. Notice of Decision was made by Jon Prue, seconded by Brandon Carpenter and the vote carried 4-0-2 with Peter Morrisette and Dave Keenan abstaining.

A motion to approve the H.O.P.E. Notice of Decision was made by Jon Prue, seconded by Brandon Carpenter and the vote carried 6-0.

A motion to adjourn was made by Jon Prue, seconded by Dave Keenan and the vote carried 6-0.

The meeting adjourned at 8:25 PM.